

1. FROM SECTION 1306.01(a) REQUIRING DENSITY TO BE 1200 SF PER DWELLING UNIT.
2. FROM SECTION 1319.01(a)(1)(i) MULTI-FAMILY DWELLINGS/ APARTMENTS WITH TWO OR FEWER BEDROOMS - ONE AND THREE-QUARTER PARKING SPACES FOR EACH DWELLING UNIT.
3. FROM SECTION 1306.01(a) REQUIRING REAR YARD SETBACK TO BE 20 FEET AN ADDITIONAL SETBACK REQUIREMENTS TO 26.5 FEET

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X & PARTIALLY IN AE, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4207180244E, MAP NUMBER 4205SC0244E WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS CONDUCTED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NAV08)



EXISTING USE: COMMERCIAL
PROPOSED USE: CONSTRUCT A THREE STORY STRUCTURE CONTAINING A SMALL RETAIL UNIT, 39 MULTI FAMILY DWELLINGS,
A 57 CAR PARKING LOT, SITE APPURTENANCES AND LANDSCAPING. (MORE THAN 2-1/2 STORIES)

10. STANDARD CITY NOTES:

A. SIDEWALK SHALL BE EXTENDED ALONG THE ENTIRE LOT FRONTAGE, ANY DEFICIENT AND PATCHED SIDEWALK SHALL BE REPLACED AT THE TIME OF THE CONSTRUCTION, INCLUDING SIDEWALK NOT COMPLIANT WITH ADA REGULATIONS.

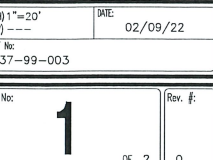
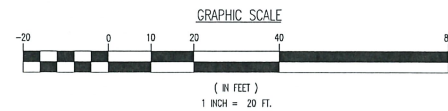
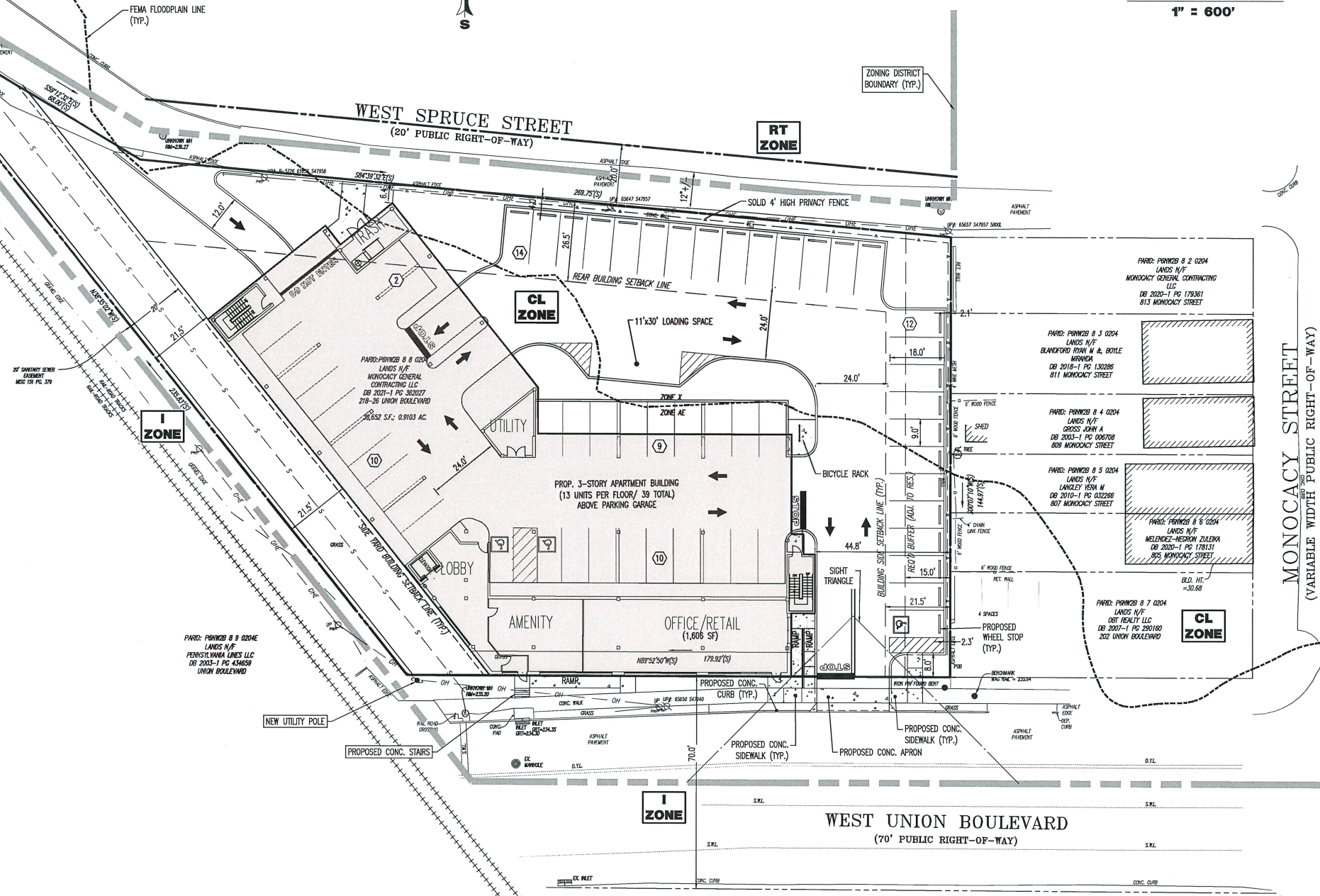
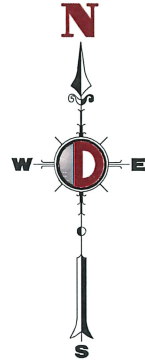
B. THE 1" DRAINAGE AND UTILITY EASEMENT PROVIDES FOR THE FLOW OF STORM WATER ACROSS LOTS AND MAY NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BEDS OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENT AREAS. ANY CHANGES TO THE PROPOSED PROJECT FOR THE PASSAGE OF STORM WATER AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.

C. BY SUBMISSION OF THESE PLANS, THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN SUBstantial CONFORMANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA CONSTRUCTION CODES AND ANY OTHER APPLICABLE REGULATIONS.

D. IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE, ANY CHANGES NOT FLAGGED MAY BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK.

E. THE FINAL SUBMITTAL PLANS MUST BE DELIVERED TO THE CITY ENGINEER 15 BUSINESS DAYS PRIOR TO THE DATE DURING THE CONSTRUCTION PROCESS, AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (1983) STATE PLANE COORDINATES IN FEET (PENNSYLVANIA NORTH, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN A STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE THE FINAL COPY OF RECORD. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. PLI, STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THEY CONFORM TO INDUSTRY STANDARDS. DIGITAL FILES SHALL RESIDE ON CD COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE THIRTY-FOUR (24) INCH BY THIRTY-FOUR (36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAP SHALL BE THE SIDEWALK/LANDSCAPE LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING GIS SYSTEM AND TO BE USED TO MAINTAIN AND UPDATE THE CITY'S GIS DATA IN THE EVENT OF ANY FUTURE CONFLICT OR DISCREPANCY.

F. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM THE CITY ENGINEERING OFFICE.



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL TREE(S)					
AB	3	ACER BUERGERIANUM	TRIDENT MAPLE	8-10'	B+B
CC	10	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B+B
EVERGREEN SHRUB(S)					
ICC	3	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
IG	11	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
TH	9	TAXUS MEDIA 'HICKSII'	HICKS YEW	30-36"	B+B
DECIDUOUS SHRUB(S)					
VD	1	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
GROUND COVER					
JHBH	17	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRO.	#3 CAN

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



DYNAMIC
ENGINEERING & SURVEY

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: SW
CHECKED BY: SW
GSP

PROJECT: MONOCACY G.C. LLC
MAP PENNGBL BLOCK 8, LOT 8
218-226 WEST UNION BOULEVARD
CITY OF BETHLEHEM, WARD 8 BLOCK 12A
NORTHAMPTON COUNTY, PENNSYLVANIA



PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF
EXISTING UTILITIES BEFORE ANY PERSON
PREPARES TO DISTURB THE EARTH'S
SURFACE. OTHERWISE, IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

**DYNAMIC
ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 | F: 267.688.0361
Offices conveniently located at:

Lehigh Valley: 717.241.1212
Allentown: 610.486.8200
Reading: 610.398.7200
Scranton: 717.337.7200
Pottsville: 610.261.1212
Easton: 610.261.1212
Delaware: 302.438.1212
Delaware: 302.438.1212

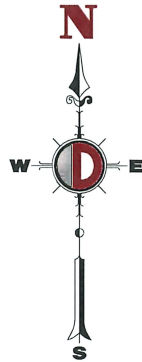
www.dynamiccc.com



TITLE:
**LANDSCAPE
PLAN**

SCALE: (H) 1"=20'
(V) ---
DATE: 02/09/22
PROJECT No:
3937-99-003

SHEET No:
2
Rev. #:
02 0



PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

EXISTING FEATURES BY:
WILEY LAND SERVICES, LLC
4363 HECKTOWN ROAD
BETHLEHEM, PA 18020
DATED: JANUARY 11, 2022

2. OWNER:
APPLICANT: MONOCACY G.C. LLC
PO BOX 4354
BETHLEHEM, PA 18018
910-492-0032

3. PARCEL DATA: PARCEL NO. PENNGBL 8 B 0204
WARD 8, BLOCK 12A
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

4. ZONE: LIMITED COMMERCIAL (CL) DISTRICT

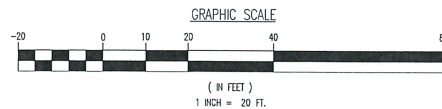
5. EXISTING USE: COMMERCIAL

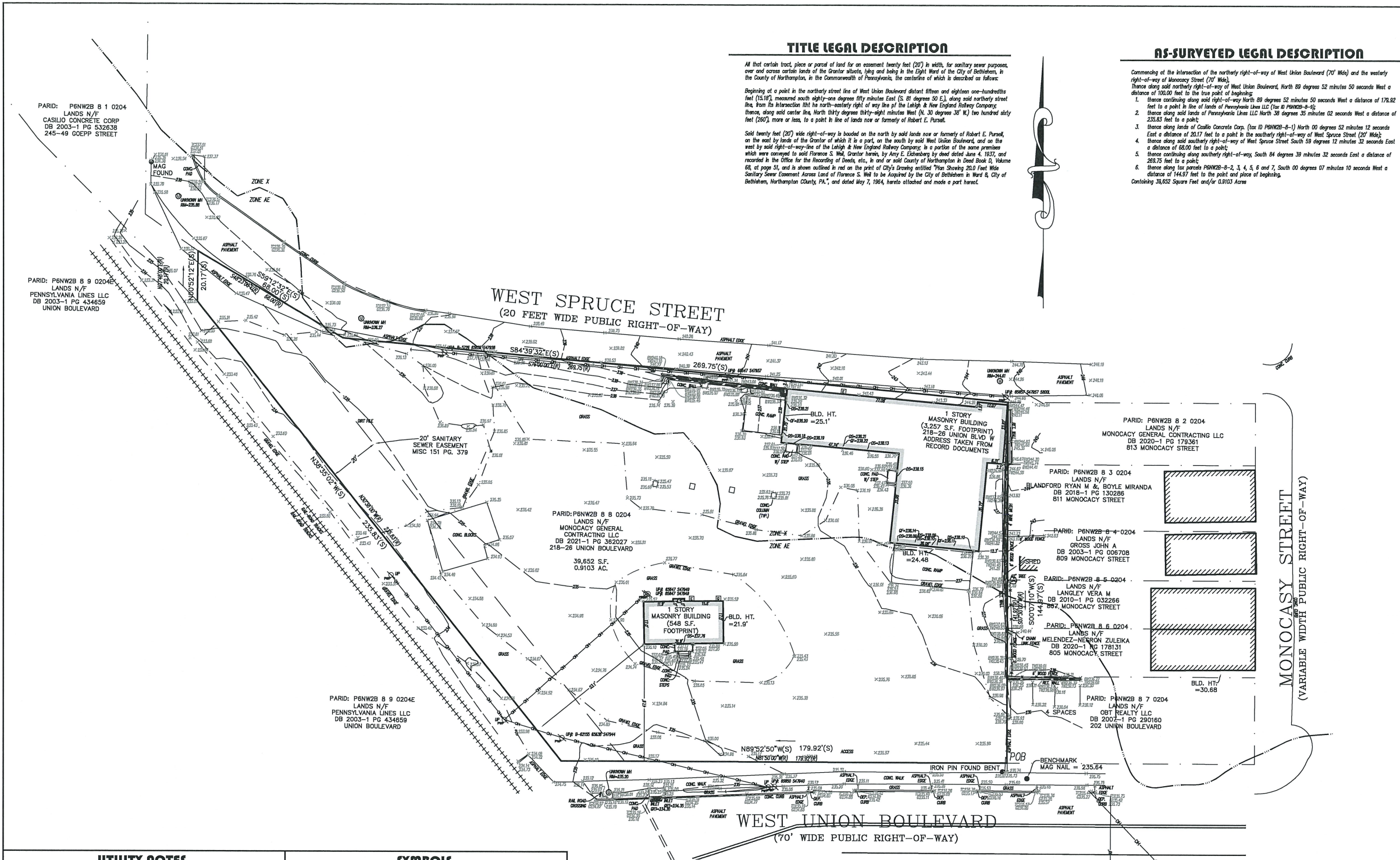
6. NUMBER OF SURFACE PARKING SPACES: 36 SPACES

LANDSCAPING NOTES

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
- SHRUBS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION AND/OR CONSTRUCTION ACTIVITY.
- THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE. NO PRUNING, ROOT PRUNING OR ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
- ALL PLANT MATERIALS TO CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14" IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE GROUND.
- ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.

LANDSCAPE COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
Z.O. §1318.23 BUFFER YARDS	(a)(1) - WHERE THE APPLICANT PROVES TO THE CITY PLANNING BUREAU STAFF THAT THE PROVISION OF A BUFFER YARD WITH PLANT SCREENING IS NOT POSSIBLE, THE CITY MAY APPROVE THE USE OF A MOSTLY SOLID RECREATION FENCE OR ARCHITECTURAL MASONRY WALL, WITH A 2 FT WIDE BUFFER YARD.	A SOLID 4' HT. PRIVACY FENCE IS PROPOSED ALONG THE EASTERN SIDE OF THE PARKING LOT.	COMPLIES
Z.O. §1318.29 TREE CONSERVATION	(b) - AN 8 FT MINIMUM WIDTH BUFFER STRIP ALONG A PUBLIC STREET SHALL BE REQUIRED WHERE NEW PARKING SPACES FOR 10 OR MORE VEHICLES ARE PROPOSED TO BE ADJACENT TO AND VISIBLE FROM A PUBLIC STREET.	AN 8 FT BUFFER STRIP TO BE PROVIDED. STREET TREES AND SHRUBS WILL BE PLACED ACCORDINGLY WITHIN THE BUFFER STRIP PER Z.O. SECTION 1319.02 (1)(1).	COMPLIES
Z.O. §1319.02 GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES	(1)(1) - STREET TREES MEETING THE REQUIREMENTS OF THE CITY SHALL BE REQUIRED ON EACH SIDE OF EVERY PUBLIC AND PRIVATE STREET. A MINIMUM OF ONE STREET TREE SHALL BE REQUIRED FOR EVERY 30 FT OF PUBLIC OR PRIVATE STREET LENGTH, OR UNLESS THE CITY ALLOWS ONE TREE FOR EVERY 50 FT WITH LARGER CANOPIES.	REQUIRED TREES: (179.92 LF FRONTAGE LENGTH - 63.4 LF C.S.T - 50 LF OH WIRE CONDUIT) x 1 TREE/30 LF WIDTH = 2.22 = 3 STREET TREES PROVIDED TREES: 3 STREET TREES (3 AB)	COMPLIES
Z.O. §1319.03 DESIGN STANDARDS	(1)(2) - A MINIMUM AVERAGE OF 1 SHADE TREE SHALL BE REQUIRED FOR EVERY 15 SURFACE PARKING SPACES.	REQUIRED TREES: 35 SPACES x 1 TREE/15 SPACES = 2.3 ≈ 3 SHADE TREES PROPOSED TREES: 10 SHADE TREES (10 CC)	COMPLIES
Z.O. §1319.03 DESIGN STANDARDS	(b) - IN ANY AREA OF 5 OR MORE SPACES IN A RESIDENTIAL DISTRICT OR ADJUTING A RESIDENTIAL DISTRICT, ALL SPACES NOT WITHIN A BUILDING SHALL BE PROVIDED WITH A MOSTLY SUITABLE SOLID FENCE, ARCHITECTURAL WALL, OR EVERGREEN PLANTING AT LEAST 4 FT IN HEIGHT.	A ROW OF SHRUBS PROPOSED ALONG AND PRIVACY FENCE PROPOSED ALONG THE EASTERN PORTION OF THE PARKING LOT.	COMPLIES
SALDO §1349.08 PLANTING	(1)(1) - LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MINIMUM OF TEN (10%) OF THE AREA REPRESENTED BY APPROVED PLANTINGS. THESE PLANTINGS SHALL BE IN ADDITION TO ANY BUFFER PLANTINGS WHICH MAY BE NECESSARY.	PARKING AREA = 10,803 SF REQUIRED LANDSCAPE AREA 10,803 x 10% = 1,080 SF PROVIDED LANDSCAPE AREA: 7 CC AT 150 SF EACH + 200 SF SHRUBS = 800 SF	COMPLIES





UTILITY NOTES

ONE CALL TICKET NUMBER 20213351679 CALL DATE 12/01/21

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE;

AT&T—
208 S. AKARD ST., DALLAS, TX 75202
REPORT UNBURIED CABLE: 800.288.2020
GENERAL PHONE: (210) 821-4105

PPL ELEC. DESIGN—
PPL ELECTRIC UTILITIES
ADDRESS: 827 HAUSMAN ROAD, ALLENTOWN, PA 18104-9392
PHONE: 1-800-342-5775

BETHLEHEM DEPARTMENT OF WATER AND SEWER—
ADDRESS: 10 E. CHURCH STREET BETHLEHEM, PA 18018,
PHONE: EMERGENCY 610-865-7077,
NON-EMERGENCY 610-865-7207.

UGI LEHIGH HAZ—
ADDRESS: P.O. BOX 13009, READING, PA 19612-3099
PHONE: EMERGENCY (800)-276-2722,
NON-EMERGENCY 1-800-276-2722.

VERIZON EASTERN—
ADDRESS: ONE VERIZON WAY, BASKING RIDGE, NEW JERSEY 07920
PHONE: NON-EMERGENCY 1.866.408.9290

FIRSTLIGHT FIBER—

SYMBOLS		
(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)		
● MONUMENT FOUND	⚡ SPOT LIGHT	⊕ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⚙ WATER VALVE
⚡ BENCHMARK TOPO	⚡ GUY WIRE	⚙ WATER METER
(R) RECORD DATA	⚡ LIGHT POLE	⚡ HYDRANT / FDC
(S) SURVEYED DATA	⚡ STREET LIGHT POLE	⊕ GAS MANHOLE
R/W RIGHT OF WAY	⚡ ELEC. TRANSFORMER	⚙ GAS VALVE
SBL SET BACK LINE	⚡ AIR CONDITIONER	⚙ GAS METER
RCF REINFORCED CONC PIPE	⚡ ELEC. MANHOLE	⚡ UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	⚡ ELECTRIC METER	⚡ TELEPHONE MANHOLE
PVC PLASTIC PIPE	⚡ CABLE BOX	⚡ PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE PIPE	⚡ UNDERGROUND CABLE MARKER	⚡ TELEPHONE BOX
CP CAST IRON PIPE	⚡ TRAFFIC POLES	⚡ UNDERGROUND TELEPHONE MARKER
L/S LANDSCAPING	⚡ TRAFFIC SIGNAL	⚡ FLAG POLE
⚡ DECIDUOUS TREE	⚡ TRAFFIC SIGNAL BOX	⚡ BOLLARD
⚡ EVERGREEN TREE	⚡ SEWER MANHOLE	⚡ BORE HOLE
⚡ U.G. UNDER GROUND	⚡ CLEAN OUT	⚡ MONITORING WELL
— C — CABLE TELEVISION LINE	⚡ STORM DRAIN MANHOLE	⚡ MAIL BOX
— E — ELECTRICAL LINE	⚡ STORM INLET	⚡ SIGN
— G — GAS LINE	⚡ CURB INLET	⚡ METAL TANK COVER
— T — TELEPHONE LINE	⚡ ROUND STORM INLET	⚡ AIR COMPRESSOR
— W — WATER LINE	⚡ UNKNOWN MANHOLE	
— OH — OVERHEAD ELECTRIC WIRE		

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

PRELIMINARY
NOT VALID UNTIL SEALED

GREGORY C. NOU
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 01070408

DATE _____

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PARTISAN. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE USE OF SURVEY APPROPRIATE, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

VICINITY MAP **NOT TO SCALE**

SITE DATA

- PROPERTY IS KNOWN AS PARID:P6NW2B 8 8 0204 IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
- LOT AREA = 39,652 S.F. OR 0.9103 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD88 . BENCHMARK= MAG NAIL 235.64
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = DECEMBER 8, 2021.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT © 2021, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- BASED ON ABSTRACTOR'S REPORT OF TITLE DATED 08-04-2021 PROVIDED BY DYNAMIC.
- DEED BOOK 2003-1 PAGE 137120 IS BLANKET IN NATURE AND HAS NO PLOTTABLE ELEMENTS.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE PARTIALLY IN X(SHADED) & PARTIALLY IN AE(SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 420718 0244 E, MAP No. 42095C0244E, WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NAVD88)

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 24GA2839300

SITE ADDRESS: 218-26 WEST UNION BLVD
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

CLIENT: DYNAMIC
3937-99-003

JOB NO: V210373 DRAWN BY: INDO APPROVED BY: GON

DATE: JANUARY 10, 2022

REVISIONS:

No.	DATE	DESCRIPTION

0' 20' 40' 60'

SCALE: 1" = 20'

SHEET 1 OF 1

1